



THE CITY OF SAN DIEGO

September 28, 2007

To: Pacific Highlands Ranch Property Owners and Other Interested Parties

Please find the enclosed official public notice for a public meeting and public hearing by the City of San Diego City Council for the adoption of the Pacific Highlands Ranch Fiscal Year 2008 Public Facilities Financing Plan (PFFP) and Facilities Benefit Assessment (FBA). This notice is being sent to all property owners in Pacific Highlands Ranch who have property on the latest assessment roll for Facilities Benefit Assessments pursuant to the State of California Government Code Section 54954.6. The purpose of this cover letter is to summarize the major elements of the PFFP that will be considered by the City Council in its deliberations.

As stated in the public notice, the City Council will consider the PFFP and FBA in a public meeting and public hearing on the dates below.

The public meeting to approve the PFFP and adopt a Resolution of Intention to designate an area of benefit for the FBA will be held on **Monday, October 8, 2007, at 2:00 P.M. in the Council Chambers of the City Administration Building at 202 C Street in San Diego, California.**

The public hearing to adopt a Resolution of Designation for the area of benefit will be held on **Monday, November 19, 2007, at 2:00 P.M. in the Council Chambers of the City Administration Building at 202 C Street.**

The Pacific Highlands Ranch Fiscal Year 2008 PFFP and FBA is the subject matter of the two Council meetings. The major topics for consideration consist of changes from the previously approved Fiscal Year 2006 plan, which are detailed in Attachment 1. These changes include:

1. Updated development schedule, which includes actual permits pulled for FY 2006 and 2007 with revised estimates for FY 2008 and beyond.
2. Reprogramming of some reimbursements to Pardee Homes for facility projects that have been constructed in Pacific Highlands Ranch pursuant to a reimbursement agreement.
3. No increase in the FY 2008 Facilities Benefit Assessment.
4. Updates to the Facilities Benefit Assessment Numerical List in the Appendix to the Plan as described below.



Facilities Financing • City Planning and Community Investment

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The Pacific Highlands Ranch FY 2008 Public Facilities Financing Plan and Facilities Benefit Assessment, Attachment 2, is the subject of the upcoming hearing. The proposed FY 2008 Facilities Benefit Numerical Assessment Listing is found in the Appendix beginning on page 225. Attachment 3 is the existing FY 2006 Numerical Assessment Listing and is enclosed for your information. While these programmed assessments are based on the fair share of all of the costs, by categories of development, the actual assessments to be collected will be based on the actual type and amount of development that occurs. FBAs will only be payable at the time a building permit is obtained for a development project. **FBAs are a one time fee and they are payable only upon development of the assessed property in Pacific Highlands Ranch.**

If you have any questions or comments about this subject, please feel free to call me at 619-533-3699, email fjanuary@san Diego.gov .

Sincerely,

Frank January
Facilities Financing Project Manager

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Enclosure

Attachments: 1. SUMMARY OF CHANGES FROM FY 2008 PLAN
2. Public Facilities Financing Plan and Facilities Benefit Assessment FY 2008
3. FY 2006 FBA Assessment Numerical Listing